

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DEC 29 4 05 PM '72
ELIZABETH RIDDLE
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that The South Carolina National Bank as Trustee for Modern Office Machines, Inc. Profit Sharing Plan under Agreement dated March 31, 1967
A Corporation chartered under the laws of the United States of America and having a principal place of business at

Greenville, State of South Carolina, In consideration of
One Hundred Ninety-Six Thousand, Four Hundred Three and No/100 (\$196,403.00)---- Dollars,
and assumption of mortgage set out below
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto
First Hartford Realty Corporation, its successors and assigns forever:

All that certain piece, parcel, or tract of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Tract "B" (Dora T. Ballenger Property), containing 14.99 acres as is more fully shown on a survey for First Hartford Realty Corporation dated December 18, 1972, prepared by Douglas S. Crouch, Registered Land Surveyor, and recorded in the R. M. C. Office for Greenville County in Plat Book 4S at Page 69 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of S. C. 146 Woodruff Road at the corner of a tract identified as "formerly Dora T. Ballenger" and running thence along the line of said tract, N. 14-57 E. 678.2 feet to an iron pin on the southwesterly side of the right-of-way of I-385; running thence with the southwesterly side of the right-of-way of I-385, S. 64-53 E. 153.68 feet to a monument; thence continuing with the southwesterly side of the right-of-way of I-385, S. 67-37 E. 200.53 feet to a monument; thence continuing with the southwesterly side of the right-of-way of I-385, S. 64-52 E. 721 feet to a point at the corner of Tract A; thence with the line of Tract A, S. 45-43 E. 915.47 feet to a point on the northeasterly side of S. C. 146 Woodruff Road; running thence with the northeasterly side of said S. C. 146 Woodruff Road, N. 44-25 W. 187 feet to an iron pin; thence continuing with the northeasterly side of said S. C. 146 Woodruff Road, N. 46-28 W. 200 feet to an iron pin; thence continuing with the northeasterly side of S. C. 146 Woodruff Road, N. 52-52 W. 200 feet to an iron pin; thence continuing with the northeasterly side of S. C. 146 Woodruff Road, N. 57-12 W. 73.15 feet to the point of beginning.

This conveyance is made subject to any restrictions, reservations, zoning, ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

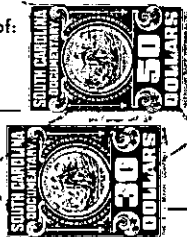
As a part of the consideration for this conveyance, the grantee expressly assumes and agrees to pay the balance due on that certain note and mortgage, in the original sum of \$102,375.00 on May 31, 1971 executed by The South Carolina National Bank as Trustee for Modern Office Machines, Inc., Profit Sharing Plan under Agreement dated March 31, 1967 to J. Milton Smeak and T. V. Howie as Executors of the Estate of Dora T. Ballenger and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1193 at Page 237, which mortgage has been assigned to Shriner's Hospital for Crippled Children, a corporation (Greenville Hospital Unit) in Mortgage Book 1238 at Page 16, and has a present balance of \$61,425.00.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 29th day of December 19 72

SIGNED, sealed and delivered in the presence of:

Chloris T. Norman
Margaret Clark



The South Carolina National Bank as Trustee for Modern Office Machines, Inc. Profit Sharing Plan under Agreement dated March 31, 1967

By: Elizabeth Riddle Vice President
ASB Secretary



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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 29th day of December 19 72

Elizabeth S. Gibbs (SEAL)
Notary Public for South Carolina,
My Commission Expires: 6-13-79

Chloris T. Norman

RECORDED this 29th day of December 19 72, at 4:06 P. M., No. 18567

Greenville County
Stamp
Paid \$ 216.15
Act No. 2700-1

547.2-1-25.5

190-547.2-1-25.5